



**Hills Residential**

**\* PERFECT FIRST HOME OR INVESTMENT \* DECEPTIVELY SPACIOUS**, this **FANTASTIC** property features 3 **GENEROUS BEDROOMS** and a fitted bathroom to the first floor, whilst the **SPACIOUS GROUND FLOOR** comprises of an entrance hallway, 2 **RECEPTION ROOMS (OPEN PLAN)**, and a fitted **KITCHEN**. **UPVC DOUBLE GLAZED & 'COMBI' GAS CENTRAL HEATED**, the property also benefits from **A LOW MAINTENANCE TO THE FRONT** and a **decked & paved yard** to the rear. Ideally positioned in central Swinton with **WALKING DISTANCE** to shops, parks, public transport & many local amenities. **CALL US NOW TO BOOK A VIEWING.**

**Swinton Hall Road  
Manchester, M27 4UB**

**Offers in Excess of £120,000**

**0161 794 2888  
swinton@hillsresidential.co.uk**



**Entrance Hall** 15' 4" x 2' 9" (4.67m x 0.84m)

**Reception One** 12' 4" x 11' 7" (3.76m x 3.53m)

**Reception Two** 13' 9" x 11' 5" (4.19m x 3.48m)

**Kitchen** 20' 6" x 7' 5" (6.24m x 2.26m)

**landing** 21' 1" x 4' 9" (6.42m x 1.45m)

**Bedroom One** 14' 9" x 12' 4" (4.49m x 3.76m)

**Bedroom Two** 13' 9" x 9' 5" (4.19m x 2.87m)

**Bedroom Three** 9' 4" x 7' 9" (2.84m x 2.36m)

**Bath** 6' 4" x 4' 9" (1.93m x 1.45m)

### **Externally**

The front garden benefits from a lawn & planted borders whilst the back has a decked seating area as well as paving.



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. Every effort and precaution has been made to ensure these particulars are correct and not misleading but their accuracy is not guaranteed nor do they form part of any contract. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only.





